



APPENDICES

Appendix A – Indicators Monitoring Program

The purpose of this appendix is to provide additional background for the indicators program and to explain how the indicators, when evaluated collectively, can be useful to the City in setting policy and taking appropriate action.

Specific indicators have been included in each of the chapters of the *Longmont Area Comprehensive Plan* and reflect the goals and policies of the respective chapter. The indicators are not intended to give definitive answers regarding the goals of the community. Rather, the trend data will measure the degree of progress, or lack of progress, towards the goals and will enable the City to understand which issues warrant attention.

The strength of indicator programs is in the ability to evaluate trends collectively. While many issues in a community can be evaluated independently, the relationships between specific indicators provide insight into sustainability and balance among a broad range of goals. The following examples are provided to clarify how the data can be evaluated. It is recommended that an indicators report continue to be provided to the City Council annually, providing the baseline information for each measurement as well as correlations among key related indicators, as shown below.

- ***The relationship between the remaining vacant land and the average density of residential and mixed-use projects*** can be useful in estimating the number of years until buildout. Buildout projections can be compared at various densities, but are most meaningful when evaluated against the actual conditions of developments approved over the previous year.
- ***The growth in the number of new deed-restricted affordable housing units*** should reflect a percentage of the growth in total new units as specified in the City's Quality of Life Benchmarks. In some years, the percentage may be higher based on the development activity of the City, non-profits, or private developers who specialize in affordable development. The analysis of the affordable housing indicators should also evaluate the total number of restricted units as a percentage of the total number of dwelling units in the City. This will be particularly important in future years, as deed restrictions expire.
- ***An affordability index*** can be established by documenting the mean and median sales price of all sales of single family and multi-family units for the previous year and then applying household income data to the findings. Using the annual household income from the Department of Housing and Urban Development, the indicator data can be used to show the percentage of Area Median Income (AMI) required to purchase the median priced attached or detached home.
- ***The three indicators tracking air quality, traffic congestion, and additional greenway construction*** are interrelated. The analysis is likely to show direct correlations between congestion conditions and air quality. One of the goals of the *Longmont Area Comprehensive Plan* is that greenways will provide links between residential areas and other parts of the community, which in turn, could improve air quality and congestion. This should be added to the analysis to measure the effectiveness of that goal.



- *Environmental measurements, such as water supply/demand*, can be most helpful when trend data is based on a per capita analysis. This is also true of several other indicators, such as park development or sales tax collections.

Previous City Efforts

Land Development Code Standards

For some of the indicators listed in the *Longmont Area Comprehensive Plan and Public Improvement Design Standards and Construction Specifications*, the City has adopted benchmark standards and incorporated them into the *Land Development Code*. A summary of these standards is listed below.

Adequate Public Facilities Standards

- Drainage and Water Detention
- Fire and Emergency Medical Response
- Transportation and Traffic Congestion
- Utility Services Availability
- School Capacity

Performance Standards

- Air Quality
- Noise
- Vibrations
- Odors
- Hazardous Waste
- Glare and Heat

Existing Quality of Life Benchmarks

In October of 2000, the City adopted the following 20 Quality of Life Benchmarks (formerly known as Level 1 and 2 Benchmarks). These are referenced where appropriate in each of the *Longmont Area Comprehensive Plan* chapters.

Level 1

- Fire Response Time
- EMS Response Time
- Traffic Congestion
- Water Supply
- Clean Air
- Open Space
- Affordable Housing
- Parks and Recreation
- Noise
- Sewer and Water Infrastructure
- Clean Water (water and wastewater)

Level 2

- School Capacity
- Rate of Growth
- Jobs Balance
- Power
- Traffic Enforcement
- Sense of Safety
- Sense of Disorder
- Agricultural Preservation